



CITY OF
BAINBRIDGE ISLAND

AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
WEDNESDAY, MAY 9, 2018
6:00-8:00 PM
COUNCIL CHAMBER
CITY HALL, 280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

AGENDA

Members:

Althea Paulson, Chair

Emma Aubrey

Stephen Deines

Ann Lovejoy

Jeffrey Brown

Phedra Elliott

Bill Luria

Pat Callahan

Sharon Gilpin

Pegeen Mulhern

Corey Christopherson

Stuart Grogan

David Shorett

Jonathan Davis

Edward Kushner

Charlie Wenzlau

Liaisons:

Deputy Mayor Blossom

Commissioner Chester

6:00 PM

Call to Order, Review and Approve Meeting Agenda, Conflict of Interest Disclosure

6:05 PM

Review and Approve Notes from April 11, 2018 Meeting

Review and Approve Notes from April 25, 2018 Meeting

6:10 PM

Public Comment

6:20 PM

Finalize Short-term Rental Issue Letter to City Council

6:25 PM

Homelessness on Bainbridge Island and Possible Solutions

6:50 PM

Review Data re City and BIMPRD-owned Parcels of Land

7:10 PM

Final Report Process

7:45 PM

Public Comment

7:55 PM

Discuss Agenda for Next Meeting: May 23

8:00 PM

Adjourn

***TIMES ARE ESTIMATES**

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, APRIL 11, 2018
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE. N
BAINBRIDGE ISLAND, WA 98110

MINUTES

TASK FORCE MEMBERS PRESENT:

Pat Callahan
Corey Christopherson
Jonathan Davis
Stephen Deines
Phedra Elliott
Sharon Gilpin

Stuart Grogan
Ed Kushner
Bill Luria
Pegeen Mulhern
David Shorett
Charlie Wenzlau (Acting Chair)

LIAISONS PRESENT: Deputy Mayor Sarah Blossom, Planning Commissioner Bill Chester

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Marci Burkel and City Councilmember Ron Peltier

CALL TO ORDER: Acting Chair Charlie Wenzlau called the meeting to order at 6:03 pm.

ADDITIONS & CORRECTIONS TO AGENDA: None

CONFLICTS OF INTEREST: Pat Callahan: "As I have disclosed numerous times during these meetings that my company, Urban Renaissance Group LLC, owns Island Village Shopping Center and two other buildings on Hildebrand. The zoning changes we are discussing could, someday, impact those properties. In addition, as I have disclosed before, we occasionally interact with property owners with the Town Center zone of Bainbridge Island. Recently we have had discussions with a particular property owner that falls within the Town Center zoning. We have no agreement with this owner but it has been a substantive discussion."

APPROVAL OF MINUTES: The March 28 meeting minutes were approved without changes.

PUBLIC COMMENT: No public comment.

TRANSFER OF DEVELOPMENT RIGHTS: General discussion on the opportunities, constraints and limitations of the use of TDR's on Bainbridge. It was reported that the BI Land Trust expressed interest in TDR's and would like to discuss with the AFTH at some future meeting.

REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF:

Part 1: Inclusionary Zoning

- Exempt Business/Industrial Zones (i.e. Day Road) from the proposed inclusionary zoning requirements;
- Reconcile R (dua) zones with the FAR zones in the Designated Centers;
- Consider greater incentives for providing affordable rental units;
- Consider a minimum threshold (in units or sq. ft) for the fee-in-lieu requirement.

Part 2: Zoning Incentives in Designated Centers

- Consider incentives for more “livable” developments in the Neighborhood Service Centers, i.e., smaller & clustered housing with more public and open spaces.

DISCUSS SHORT-TERM RENTALS ISSUE: MOVED TO 4/25 MEETING.

DISCUSS AGENDA FOR NEXT MEETING 4/25: Charlie will revise the Memo to Staff re: Inclusionary Zoning as discussed during that agenda item and bring back to the next meeting. The group did not get to the issue of short-term rentals will also be on the next agenda, along with work group reports.

PUBLIC COMMENT: None

ADJOURN: Motion to adjourn at 8:10 p.m. approved by a unanimous vote.



AFFORDABLE HOUSING TASK FORCE
REGULAR MEETING
THURSDAY, APRIL 25, 2018
6:00 PM – 8:00 PM
COUNCIL CHAMBER
280 MADISON AVE. N
BAINBRIDGE ISLAND, WA 98110

MINUTES

TASK FORCE MEMBERS PRESENT:

Althea Paulson, Chair
Pat Callahan
Corey Christopherson
Jonathan Davis
Stephen Deines
Phedra Elliott
Sharon Gilpin

Ed Kushner
Ann Lovejoy
Bill Luria
Pegeen Mulhern
David Shorett
Charlie Wenzlau

LIAISONS PRESENT: Deputy Mayor Sarah Blossom, Planning Commissioner Bill Chester

COBI STAFF PRESENT: Jennifer Sutton, Senior City Planner

MEMBERS OF THE PUBLIC PRESENT: Marci Burkel and Kirsten Jewell, Kitsap Co. Housing & Homelessness Program

CALL TO ORDER: Chair Althea Paulson called the meeting to order at 6:00 pm.

ADDITIONS & CORRECTIONS TO AGENDA: The Chair requested that some agenda items be re-ordered to accommodate a member who had to leave early, and to accommodate the meeting guest, Kirsten Jewell from the Kitsap County Housing and Homelessness Program. The task force agreed to those changes in the agenda.

CONFLICTS OF INTEREST: None

APPROVAL OF MINUTES: The minutes of the April 11, 2018 meeting were unanimously approved.

PUBLIC COMMENT: No public comment.

HOMELESSNESS- PRESENTATION, Q&A: Kirsten Jewell, Coordinator of the Kitsap County Housing and Homelessness Program presented handouts and information about housing insecurity in Kitsap County and on Bainbridge Island. She said she was excited that Bainbridge Island was turning its Comprehensive Plan into reality. She urged people to visit the county website for a great deal of helpful information. <https://www.kitsapgov.com/hs/Pages/HH-Program-Overview.aspx> The county is developing a data base with the Washington State Housing Finance Commission to provide updated numbers on housing and homelessness, which

should be online by early 2019. She will advise the Mayor when it is available. She also encouraged members to contact her for any data the task force might need. She mentioned that housing for the lowest income population is particularly scarce in the county. There are 12 units of housing available for every 100 people who need housing in the lowest income group.

She gave some data about Bainbridge Island, derived from information from Housing Solutions which has an office on the island. In 2017, 116 households sought help because they were at risk of homelessness. Of those, 22% (25 people) were literally homeless. Their most common characteristics were mental illness (39%) and domestic violence (37%). Sixty four percent were female heads of household. Of those who are literally homeless, 52% reported domestic violence, and 16% were households with children. She stressed that these numbers are only from those who sought help and were likely low.

She described various programs and strategies for addressing housing problems. But, she said, to address homelessness, we need to build housing.

REVIEW DRAFT INCLUSIONARY ZONING MEMO TO STAFF: The task force was advised that the City has hired a consultant to assist with research and analysis necessary for an inclusionary zoning ordinance and a transfer of development program (TDR), as well as other code amendments and changes to encourage affordable housing. The consultant team is ECONorthwest and Forterra. A task force member asked whether there could be a public open house after they had completed their work, and Ms. Sutton agreed to suggest it to them.

The task force discussed the Inclusionary memo, which was reviewed in detail at the last meeting. Among the items discussed was whether the MFTE affordable set-aside requirements could be extended past 12 years. Language was added to the memo to allow that period to be extended to the maximum allowed under the law.

The recommendations in the Inclusionary memo (copy attached) were unanimously approved.

DISCUSS SHORT-TERM RENTALS ISSUE: Task force member Corey Christopherson presented a draft letter he had written for possible approval as a task force recommendation. He based it on a program that has been adopted in Seattle because AirBnB had agreed to support it and not challenge it legally. The task force discussed whether to make a recommendation and if so, how restrictive to make it. With a few minor changes, the task force unanimously approved the recommendation presented (copy attached).

WORK GROUPS REPORTS: The group working on community partnerships made their report. The group had reached out to the School District, the Parks Department, the Fire Department, the Land Trust, Friends of the Farms, and some churches. They inquired about the housing needs for their employees and whether they had land they would consider for affordable housing projects.

The School District said their employees need housing. They do not have land they could use for housing. They said they are supportive of the Suzuki project.

The Parks Department also said their employees need housing, but they do not have land they could use for that purpose. They are also supportive of Suzuki.

The Fire Department has employees who can live elsewhere because of the nature of the work so it does not have the same kind of housing problems.

The Land Trust might be interested in working on something, maybe TDRs with the City as the bank.

It was agreed that more study is needed to develop ideas for partnering or surplusing land that HRB or the City could use.

Friends of the Farms advised the group that they are working on tiny housing for farming interns. The task force unanimously agree to express support for tiny houses and farming housing in our final report.

Bethany Lutheran is still working on their own housing plans, and it was suggested that the task force recommend to staff to make needed changes in the process so this project can “spring loose.”

The task force strongly supported a recommendation in the final report that the work on housing affordability be continued after the task force has been dissolved, by means of an affordable housing standing committee and a dedicated City staff person whose responsibilities would include affordable housing.

PUBLIC COMMENT: None

ADJOURN: Motion to adjourn at 8:00 p.m. approved by a unanimous vote.

4/30/2018

RE: Short Term Vacation Rentals on Bainbridge Island

Members of the Council,

The housing element of the Bainbridge Island Comprehensive Plan sets Goal HO-5 to “maintain the existing stock of affordable and rent-assisted housing, in partnership with community non-profit organizations and local and regional public and private entities.” To support this goal, the Affordable Housing Task Force recommends the adoption of an ordinance to limit the use of short term rentals on Bainbridge Island.

Since 2011, the third-party analytics site AirDNA (link below) has measured a 41% annual growth in the number of Airbnb rentals on Bainbridge Island, with 133 active rentals currently recorded. Of these active rentals, 114 are for the entire home, a number that represents more than three months of inventory in the current real estate market. This stranded inventory worsens the affordable housing crisis by reducing the stock of long-term rentals and for-sale housing on Bainbridge Island. However, we also realize that many members of our community rely on the supplemental income generated by these short-term rentals to afford the ever-increasing cost of living, so it is necessary to control the growth of the short-term rental market without eliminating it all together.

In December of 2017, the Seattle City Council passed an ordinance (link below) limiting the number of short term rentals per operator to their primary residence plus one additional unit. Although opposed by several operators with a large number of rentals, this action was supported by Airbnb as a “model regulatory framework” that properly supported the small operator without excessive burden. Additional consideration is needed to decide if the much smaller housing supply on Bainbridge Island justifies further restricting the number of rentals to one unit per operator, but the success of the Seattle law is encouraging.

The Affordable Housing Task Force recommends that the City Council adopt an ordinance modeled on, and possibly more restrictive than, the one passed by the City of Seattle.

AirDNA Bainbridge Island Overview

<https://www.airdna.co/market-data/app/us/washington/bainbridge-island/overview>

Seattle Short-Term Rental Ordinance

<http://www.seattle.gov/dpd/codesrules/commonquestions/shorttermrentals/default.htm>

Seattle Short-Term Rental Ordinance Summary Sheet

https://www.seattle.gov/Documents/Departments/Council/Issues/RegulatingShortTermRentals/Regulating-Short-Term-Rentals_Summary_2017-09.pdf

Thank you for your consideration,

Affordable Housing Task Force

ACCT_NO	STREET_ADD	SITUS_ADDR	IMPROV_TYP	YEAR BUILT	FLR_TOT_SF	USE_DESC	BLDG VALUE	LAND VALUE	ACRES	PROP CLASS	# DU	ZONING
022502-4-046-2001	280 MADISON AVE N				0	0	0	0	0	0	939	0 R-2
052502-1-030-2002	280 MADISON AVE N				0	0	0	0	0	0	939	0 R-2
092502-4-002-2006	280 MADISON AVE N				0	0	0	0	15.54	0	910	0 R-0.4
102502-1-028-2009	280 MADISON AVE N				0	0	0	0	5.02	0	910	0 R-0.4
102502-1-029-2008	280 MADISON AVE N				0	0	0	0	8.31	0	910	0 R-0.4
142502-3-029-2000	280 MADISON AVE N				0	0	0	0	0	0	910	0 R-2
202502-1-049-2002	280 MADISON AVE N	8964 MILLER RD NE			0	0	0	0	4	0	910	0 R-2
202502-3-010-2003	280 MADISON AVE N		OTHER		0	0	0	0	1.53	0	483	0 R-2
212502-4-006-2006	280 MADISON AVE N	8499 SANDS AVE NE	COMMERCIAL	1990	364	Utility/Storage	0	0	4.64	0	483	0 R-0.4
222502-4-006-2005	280 MADISON AVE N				0	0	0	0	13.83	0	910	0 R-2
222502-4-024-2003	280 MADISON AVE N				0	0	0	0	0.01	0	480	0 R-3.5
262502-2-007-2004	280 MADISON AVE N				0	0	0	0	0.06	0	480	0 HS-1
262502-2-016-2003	280 MADISON AVE N				0	0	0	0	0.12	0	910	0 Erck
262502-3-046-2005	280 MADISON AVE N	215 ERICKSEN AVE NE	BI Historic Museum	2005	2577	Storage Warehouse	0	0	0.59	0	690	0 Erck
262502-3-057-2001	280 MADISON AVE N				0	0	0	0	0.29	0	460	0 Core
262502-3-064-2002	280 MADISON AVE N	280 MADISON AVE N			0	0	0	0	0.68	0	670	0 Core
262502-3-092-2008	280 MADISON AVE N				0	0	0	0	0.22	0	910	0 Core
262502-3-095-2005	280 MADISON AVE N		COMMERCIAL	1981	99	Utility/Storage	0	0	0.09	0	480	0 Core
262502-3-098-2002	280 MADISON AVE N				0	0	0	0	0	0	939	0 Core
262502-3-100-2008	280 MADISON AVE N	625 WINSLOW WAY E	COMMERCIAL	1969	3773	Office	0	0	0.89	0	670	0 Core
262502-3-129-2005	280 MADISON AVE N				0	0	0	0	0.05	0	480	0 R-14
262502-3-133-2009	280 MADISON AVE N				0	0	0	0	0.36	0	460	0 Core
272502-2-016-2002	280 MADISON AVE N				0	0	0	0	4.59	0	910	0 R-0.4
272502-2-036-2008	280 MADISON AVE N		OTHER		0	0	0	0	2.34	0	483	0 R-0.4
272502-2-038-2006	280 MADISON AVE N				0	0	0	0	0.94	0	910	0 R-0.4
272502-2-050-2009	280 MADISON AVE N				0	0	0	0	5.89	0	910	0 R-0.4
272502-3-028-2006	280 MADISON AVE N	908 CANNERY LN NW	DWELLING	1910	1344	Single family	0	0	0.58	0	111	2 R-3.5
272502-4-006-2000	280 MADISON AVE N	240 WEAVER RD NW	OTHER		0	0	0	0	3.9	0	183	0 R-3.5
272502-4-035-2005	280 MADISON AVE N				0	0	0	0	0.69	0	910	0 R-3.5
282502-1-027-2000	280 MADISON AVE N				0	0	0	0	13.57	0	910	0 R-0.4
352502-2-061-2006	280 MADISON AVE N				0	0	0	0	0	0	939	0 R-2
352502-2-062-2005	280 MADISON AVE N				0	0	0	0	0	0	939	0 R-2

282602-1-023-2003	280 MADISON AVE N			0	0	0	0	0	939	0 R-1
342602-2-042-2000	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
342602-3-052-2005	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4103-000-001-0007	280 MADISON AVE N			0	0	0	0	0.05	910	0 R-3.5
4114-002-001-0000	280 MADISON AVE N	309 SHANNON DR SE	COMMERCIAL	1979	312 Restroom Building	0	0	5.54	760	0 Core
4114-002-007-0004	280 MADISON AVE N	370 BRIEN DR SE	COMMERCIAL	1953	2500 Clubhouse	0	0	0.18	760	0 Core
4114-002-008-0003	280 MADISON AVE N	402 BRIEN DR SE	COMMERCIAL	1994	4088 Office	0	0	0.16	760	0 Core
4114-005-012-0000	280 MADISON AVE N			0	0	0	0	0.22	760	0 Core
4115-004-007-0009	280 MADISON AVE N	1220 DONALD PL NE	Sewer Treatment	0	0	0	0	2.07	480	0 R-4.3
4120-000-037-0004	280 MADISON AVE N		OTHER	0	0	0	0	0.11	483	0 R-2.9
4142-000-020-0007	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4148-001-007-0006	280 MADISON AVE N			0	0	0	0	0.31	910	0 R-2
4148-001-008-0005	280 MADISON AVE N	2494 ROBERTSON AVE N		0	0	0	0	0.3	910	0 R-2
4148-001-009-0004	280 MADISON AVE N	2464 ROBERTSON AVE N		0	0	0	0	0.34	910	0 R-2
4148-001-010-0001	280 MADISON AVE N	2430 ROBERTSON AVE N		0	0	0	0	0.31	910	0 R-2
4148-001-011-0000	280 MADISON AVE N	2382 ROBERTSON AVE N		0	0	0	0	0.27	910	0 R-2
4148-001-016-0005	280 MADISON AVE N	2429 DOUGLAS DR NE		0	0	0	0	0.38	910	0 R-2
4148-001-017-0004	280 MADISON AVE N	2435 DOUGLAS DR NE		0	0	0	0	0.31	910	0 R-2
4148-004-001-0006	280 MADISON AVE N			0	0	0	39650	0.41	910	0 R-2
4155-000-135-0003	280 MADISON AVE N			0	0	0	0	0.09	910	0 R-6
4156-001-015-0005	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4169-000-005-0004	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4169-000-053-0005	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4169-000-054-0004	280 MADISON AVE N			0	0	0	0	0.75	740	0 R-2
4178-000-010-0105	280 MADISON AVE N			0	0	0	0	0.1	910	0 R-2
4178-000-018-0107	280 MADISON AVE N			0	0	0	0	7.85	910	0 R-0.4
4184-000-005-0104	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4184-000-007-0201	280 MADISON AVE N			0	0	0	0	0	939	0 R-2
4192-000-029-0007	280 MADISON AVE N	5555 NE FOSTER RD	OTHER	0	0	0	0	0.4	483	0 R-2
332602-2-062-2006	280 MADISON AVE N			0	0	0	0	0.17	760	0 R-1
232502-3-047-2007	280 MADISON AVE N			0	0	0	0	1.42	910	0 R-8
102502-1-047-2006	280 MADISON AVE N			0	0	0	0	2.3	910	0 R-0.4
102502-1-052-2008	280 MADISON AVE N	9229 NE DAY RD E	DWELLING	1927	1372 Single family	0	0	14.76	940	1 R-0.4
5152-001-029-0000	280 MADISON AVE N			0	0	0	0	0.73	911	0 R-2.9

282502-1-036-2009	280 MADISON AVE N		0	0	0	0	3.44	910	0 R-0.4	
282502-1-037-2008	280 MADISON AVE N	7676 WESTERLY LN NE	0	0	0	0	4.13	910	0 R-0.4	
282502-1-038-2007	280 MADISON AVE N	7688 WESTERLY LN NE	0	0	0	0	2.64	910	0 R-0.4	
262502-3-137-2005	280 MADISON AVE N		0	0	0	0	0.02	910	0 Core	
262502-3-140-2000	280 MADISON AVE N		0	0	0	0	0.11	459	0 Core	
262502-3-143-2007	280 MADISON AVE N	200 MADISON AVE N	0	0	0	1707290	2.37	670	0 Core	
042502-1-108-2000	280 MADISON AVE N	7305 NE HIDDEN COVE R	1985	1120	Office	0	0	12.4	670	0 R-0.4
042502-1-109-2009	280 MADISON AVE N	COMMERCIAL	1997	1820	Office	0	0	2.3	670	0 R-0.4
282502-2-064-2002	280 MADISON AVE N	7089 NE TWIN PONDS RI	0	0	Johnson Farm	0	0	14.1	910	0 R-0.4
5451-000-024-0005	280 MADISON AVE N		0	0		0	0	0.04	911	0 R-2
5453-000-012-0007	280 MADISON AVE N		0	0		0	0	0.88	486	0 R-1
142502-3-107-2005	280 MADISON AVE N		0	0		0	0	0.13	910	0 R-2
142502-3-109-2003	280 MADISON AVE N		0	0		0	0	0.88	910	0 R-2
102502-1-062-2006	280 MADISON AVE N	8862 NE LOVGREEN RD E	1953	1122	Single family	0	0	4.42	111	1 R-0.4
102502-1-063-2005	280 MADISON AVE N	8995 NE DAY RD E	0	0		0	0	11.21	810	0 R-0.4
352502-1-034-2002	280 MADISON AVE N	5350 CREOSOTE PL NE	2000	480	Storage Warehouse	0	0	23.28	760	0 WDI
352502-1-035-2001	280 MADISON AVE N	OTHER	0	0		0	0	4.22	183	0 WDI
352502-4-059-2006	280 MADISON AVE N		0	0		0	0	0.09	459	0 R-1
332502-2-019-2001	280 MADISON AVE N	6400 DON PALMER AVE	2005	15600	Light Utility Storage	0	0	34.15	485	0 R-0.4
5622-000-019-0006	280 MADISON AVE N		0	0		0	0	0.83	911	0 R-4.3
5629-000-012-0006	280 MADISON AVE N		0	0		0	0	0	0	0 R-1

CAPITAL FACILITIES ELEMENT

Table CF-1: City Land and Office Facility Inventory

Building and Location	Land Area		Building Area		Owned or Leased	Uses
City Hall 280 Madison Ave. N	1.92	Ac	24,107	Sq Ft	Owned	Administration, Finance, Planning, & Engineering
Police Station 625 Winslow Way E	0.82	Ac	7,000	Sq Ft	Owned	Police
Municipal Court 10255 NE Valley Rd.	NA		2,289	Sq Ft	Leased	Municipal Court
Subtotal Staff Office Space	2.74	Ac	33,396	Sq Ft		
Bainbridge Island Commons 223 Bjune Ave.	0.38	Ac	4,975	Sq Ft	Owned	Social Services & Public Meetings
Bainbridge Performing Arts (land only) 200 Madison Ave N	2.45	Ac	NA		Owned	Land leased to BPA for \$1/yr through May 2081
Public Works Facility 7305 NE Hidden Cove Rd	12.62	Ac	22,712	Sq Ft	Owned	O&M Offices, Shop, Covered Equipment Storage
Public Works Facility 7305 NE Hidden Cove Rd	Included Above		1,524	Sq Ft	Owned	Covered Storage
Public Works Facility 7305 NE Hidden Cove Rd	Included Above		NA		Owned	Fueling Facility
Land with City-owned utilities	15.42	Ac	NA		Owned	Wells, pump stations, etc.
Total	34.68	Ac	67,007	Sq Ft		

Table CF-2: City Public Works Facilities Inventory

Facility	Floor Area		Function
Portable office trailers (3)	2,520	Sq Ft*	Storage, safety & future parks buildings
Steel shop building	2,400	Sq Ft	Storage - holds telemetry
PW Facility - Wood Building	100	Sq Ft	Wellhouse
PW Facility - Shop	7,776	Sq Ft*	Mechanics Shop/Equipment Maintenance
PW Facility - Covered Equipment Storage	11,520	Sq Ft*	Covered Equipment Storage
PW Facility - Office Trailer	1,792	Sq Ft*	O & M Office
Fueling Facility			Vehicle Fueling inside covered equipment storage building
Total	26,108	Sq Ft	

*These facilities are also counted in the main office inventory above.

Table CF-3: City Undeveloped/Open Space Land Inventory

Location / Description	Land Area		Owned or Leased	Uses
High School Rd. near Madison	1.42	Ac	Owned	Proposed surplus property
Head of the Bay Wellhead	31.82	Ac	Owned	Wellhead protection
Head of the Bay	2.00	Ac	Owned	Proposed surplus property
Head of the Bay	6.00	Ac	Owned	Proposed surplus property
Suzuki Property	13.83	Ac	Owned	Potential Surplus property
Johnson Farm	14.51	Ac	Owned	Agricultural/Open space
Suyematsu Farm	15.00	Ac	Owned	Agricultural land
Lovgreen Pit	15.54	Ac	Owned	Land Reclamation/Spoils Disposal
Vincent Road Landfill	34.15	Ac	Owned	Public Works Facility
Manitou Beach Property	*1.36	Ac	Owned	Transferring to Park District
M & E Tree Farm	13.00	Ac	Owned	Open space/Agricultural
Morales Property	4.74	Ac	Owned	Agricultural land
Crawford Property	2.30	Ac	Owned	Agricultural land
Ft. Ward Wetlands – 8 lots	2.63	Ac	Owned	Open space
Lot Next to Parade Ground Ave.	0.04	Ac	Owned	Adjacent to Right-of-way
Lost Valley	13.57	Ac	Owned	Open space
Waypoint Park	1.03	Ac	Owned	Open space
Waterfront Park	5.76	Ac	Owned	Shoreline park
Strawberry Plant	4.20	Ac	Owned	Shoreline restoration and park
Bentryn Property	11.50	Ac	Owned	Agricultural land
Pritchard Park	27.18	Ac	Owned	Transferring to Park District (except Point area)
Misc. unimproved land	2.24	Ac	Owned	No use specified
Total	223.82	Acres		
City Open Space/Park Land (including transfer to BIMPRD)	83.24	Acres		

*Not including tidelands

ACCT_NO	STREET_ADD	SITUS_ADDR	IMPROV_TYP	YEAR BUILT	SQ FEET	USE DESC	BLDG VALUE	LAND VALUE	ACRES	PROP CLASS	# DU	ZONING
052402-1-036-2007	7666 NE HIGH SCHOOL RD	3949 CRYSTAL SPRINGS DR NE		0	0		0	0	0.68	760	0	R-2
052402-4-075-2003	7666 NE HIGH SCHOOL RD		OTHER	0	0		0	0	0	939	0	R-2
102402-1-002-2000	7666 NE HIGH SCHOOL RD		COMMERCIAL	1940	2320	Small Shop	0	0	135.33	760	0	R-0.4
112402-4-002-2003	7666 NE HIGH SCHOOL RD	2101 TOE JAM HILL RD NE		0	0		0	0	31.08	910	0	R-0.4
042502-3-001-2004	7666 NE HIGH SCHOOL RD	7644 NE DAY RD W		0	0		0	0	112.93	760	0	R-0.4
082502-4-012-2005	7666 NE HIGH SCHOOL RD	6200 NE WILLIAMS LN	DWELLING	1958	1848	Single family	0	0	3.81	111	1	R-1
112502-3-018-2006	7666 NE HIGH SCHOOL RD			0	0		0	0	0.86	760	0	R-1
112502-3-024-2008	7666 NE HIGH SCHOOL RD	11800 NORTH MADISON AVE NE		0	0		0	0	9.55	760	0	R-1
112502-3-031-2009	7666 NE HIGH SCHOOL RD			0	0		0	0	4.89	910	0	R-1
152502-1-020-2002	7666 HIGH SCHOOL RD NE			0	0		0	0	4.79	910	0	R-0.4
152502-4-005-2005	7666 HIGH SCHOOL RD NE			0	0		0	0	5.02	910	0	R-0.4
162502-2-001-2002	7666 NE HIGH SCHOOL RD			0	0		0	0	37.58	760	0	R-0.4
162502-3-001-2000	7666 NE HIGH SCHOOL RD	9752 MILLER RD NE		0	0		0	0	117.04	760	0	R-0.4
172502-1-026-2004	7666 NE HIGH SCHOOL RD			0	0		0	0	0	939	0	R-1
172502-1-039-2009	7666 NE HIGH SCHOOL RD			0	0		0	0	4.92	910	0	R-0.4
172502-1-042-2004	7666 NE HIGH SCHOOL RD			0	0		0	0	1.09	910	0	R-0.4
212502-3-017-2005	7666 NE HIGH SCHOOL RD	8395 FLETCHER BAY RD NE	COMMERCIAL	1924	2765	Clubhouse	0	0	2.29	760	0	R-0.4
212502-4-015-2005	7666 NE HIGH SCHOOL RD	7560 NE HIGH SCHOOL RD	COMMERCIAL	1926	2040	School Classrooms	0	0	17.76	760	0	R-0.4
262502-4-003-2004	7666 NE HIGH SCHOOL RD	1287 NE WING POINT WAY		0	0		0	0	9.55	910	0	R-2.9
262502-4-004-2003	7666 NE HIGH SCHOOL RD			0	0		0	0	0.44	910	0	R-2.9
262502-4-021-2002	7666 NE HIGH SCHOOL RD			0	0		0	0	0.82	910	0	R-2.9
262502-4-027-2006	7666 NE HIGH SCHOOL RD			0	0		0	0	0.83	910	0	R-2.9
262502-4-035-2006	7666 NE HIGH SCHOOL RD			0	0		0	0	0.15	459	0	R-2.9
272502-1-037-2009	7666 NE HIGH SCHOOL RD	969 WEAVER RD NW	OTHER	0	0		0	0	9.59	760	0	R-3.5
272502-1-051-2000	7666 NE HIGH SCHOOL RD	274 GIDEON LN NW	DWELLING	1947	731	Single family	0	0	2.41	760	1	R-4.3
272502-3-008-2000	7666 NE HIGH SCHOOL RD			0	0		0	0	2.52	910	0	R-2.9
272502-4-003-2003	7666 NE HIGH SCHOOL RD	542 WINSLOW WAY W	DWELLING	1901	1360	Single family	0	1E+06	8.69	111	1	R-2.9
272502-4-082-2007	7666 NE HIGH SCHOOL RD	418 WOOD AVE SW		0	0		0	687880	0.48	910	0	Core
322502-4-009-2000	7666 NE HIGH SCHOOL RD		OTHER	0	0		0	0	3.35	483	0	R-0.4
342502-4-030-2001	7666 NE HIGH SCHOOL RD	5055 ROSE AVE NE	COMMERCIAL	1956	2690	Community Center	0	0	6.54	760	0	R-0.4
352502-1-001-2001	7666 NE HIGH SCHOOL RD	4192 NE EAGLE HARBOR DR		0	0		0	0	21.94	910	0	WDI
332602-3-058-2000	7666 NE HIGH SCHOOL RD	14450 KOMEDAL RD NE	COMMERCIAL	1920	1498	Clubhouse	0	0	1.07	720	0	R-1

ACCT_NO	STREET_ADD	SITUS_ADDR	IMPROV_TYP	YEAR BUILT	SQ FEET	USE DESC	BLDG VALUE	LAND VALUE	ACRES	PROP CLASS	# DU	ZONING
342602-2-012-2006	7666 NE HIGH SCHOOL RD	8334 NE COUNTY PARK RD	OTHER	0	0		0	0	9.6	740	1	R-0.4
342602-3-041-2009	7666 NE HIGH SCHOOL RD		DWELLING	1920	1647	Single family	0	0	3.36	111	1	R-2
342602-3-042-2008	7666 NE HIGH SCHOOL RD	8588 NE HIDDEN COVE RD		0	0		0	0	2.38	910	0	R-2
352602-1-001-2000	7666 NE HIGH SCHOOL RD	15442 SUNRISE DR NE	COMMERCIAL	1955	575	Restroom Building	0	0	16.32	760	0	R-2
4132-000-007-0006	7666 NE HIGH SCHOOL RD			0	0		0	0	2.69	760	0	R-0.4
4142-000-008-0003	7666 NE HIGH SCHOOL RD			0	0		0	0	2.18	910	0	R-0.4
4142-000-011-0206	7666 NE HIGH SCHOOL RD			0	0		0	0	1.86	910	0	R-0.4
4142-000-012-0007	7666 NE HIGH SCHOOL RD			0	0		0	0	1.44	910	0	R-0.4
4142-000-013-0204	7666 NE HIGH SCHOOL RD			0	0		0	0	2.91	910	0	R-0.4
4142-000-014-0203	7666 NE HIGH SCHOOL RD			0	0		0	0	3.17	910	0	R-0.4
4178-000-001-0304	7666 NE HIGH SCHOOL RD			0	0		0	0	1.5	910	0	R-2.9
4178-000-042-0206	7666 NE HIGH SCHOOL RD			0	0		0	0	0.43	939	0	R-2
4188-017-009-0001	7666 NE HIGH SCHOOL RD			0	0		0	0	1.71	760	0	R-0.4
4120-000-001-0105	7666 NE HIGH SCHOOL RD		COMMERCIAL	1935	1140	Clubhouse	0	0	1.81	760	0	R-2.9
4120-000-001-0501	7666 NE HIGH SCHOOL RD			0	0		0	0	1.07	690	0	R-2.9
172502-2-044-2000	7666 NE HIGH SCHOOL RD	11299 ARROW POINT DR NE	COMMERCIAL	1941	3546	Government Building	0	0	88.15	760	0	R-0.4
5152-001-027-0002	7666 NE HIGH SCHOOL RD	1385 AARON AVE		0	0		0	0	0.47	760	0	R-2.9
5152-001-028-0001	7666 NE HIGH SCHOOL RD			0	0		0	0	0.26	911	0	R-2.9
342602-4-045-2003	7666 NE HIGH SCHOOL RD	8800 NE SPARGUR LOOP RD		0	0		0	0	0.32	760	0	R-2
162502-1-042-2005	7666 NE HIGH SCHOOL RD	9594 MANDUS OLSON RD NE		0	0		0	0	78.65	910	0	R-0.4
152502-1-064-2009	7666 NE HIGH SCHOOL RD	11085 STATE HWY 305 NE	DWELLING	1920	1440	Single family	0	0	67.45	760	1	R-0.4
152502-1-065-2008	7666 HIGH SCHOOL RD NE			0	0		0	0	19.83	910	0	R-0.4
4142-000-012-0403	7666 NE HIGH SCHOOL RD			0	0		0	0	4.21	910	0	R-0.4
4142-000-011-0404	7666 NE HIGH SCHOOL RD			0	0		0	0	2.68	910	0	R-0.4
042402-1-060-2007	7666 NE HIGH SCHOOL RD			0	0		0	0	0.9	910	0	R-2
042402-1-061-2006	7666 NE HIGH SCHOOL RD			0	0		0	0	0	939	0	R-2
4142-000-017-0101	7666 NE HIGH SCHOOL RD			0	0		0	0	11.35	910	0	R-0.4
5378-000-027-0002	7666 NE HIGH SCHOOL RD	13545 PHELPS RD NE		0	0		0	0	7.78	760	0	R-0.4
4138-000-048-0001	7666 NE HIGH SCHOOL RD			0	0		0	0	0.12	910	0	R-2
4138-000-049-0000	7666 NE HIGH SCHOOL RD			0	0		0	0	0.16	910	0	R-2
262502-2-105-2005	7666 NE HIGH SCHOOL RD	598 MADISON AVE N	OTHER	0	0		0	0	0.43	183	0	MAD
5386-000-019-0002	7666 HIGH SCHOOL RD NE			0	0		0	0	0.11	459	0	R-3.5

ACCT_NO	STREET_ADD	SITUS_ADDR	IMPROV_TYP	YEAR BUILT	SQ FEET	USE DESC	BLDG VALUE	LAND VALUE	ACRES	PROP CLASS	# DU	ZONING
162502-4-018-2009	7666 NE HIGH SCHOOL RD	9630 MANDUS OLSON RD NE	DWELLING	1978	2069	Single family	0	0	5	119	2	R-0.4
042402-1-075-2000	7666 NE HIGH SCHOOL RD			0	0		0	0	0.74	910	0	R-2
022402-3-032-2000	7666 NE HIGH SCHOOL RD	10275 THREE T RD NE		0	0		0	0	39.09	760	0	Split
5451-000-019-0002	7666 NE HIGH SCHOOL RD			0	0		0	0	0.06	910	0	R-2
5451-000-020-0009	7666 NE HIGH SCHOOL RD			0	0		0	0	0.08	910	0	R-2
5451-000-023-0006	7666 NE HIGH SCHOOL RD			0	0		0	0	2.51	911	0	R-2
332502-3-003-2007	7666 NE HIGH SCHOOL RD			0	0		0	0	48.22	760	0	R-0.4
022402-3-047-2003	7666 NE HIGH SCHOOL RD			0	0		0	0	7.37	911	0	R-0.4
322502-4-047-2004	7666 NE HIGH SCHOOL RD			0	0		0	0	7.72	910	0	Split
292502-3-023-2009	7666 NE HIGH SCHOOL RD			0	0		0	0	7.03	910	0	R-2
322502-1-004-2001	7666 NE HIGH SCHOOL RD	6105 NE MARSHALL RD		0	0		0	0	375.67	760	0	R-0.4
4138-000-046-0201	7666 NE HIGH SCHOOL RD			0	0		0	0	0.24	910	0	R-2
162502-4-032-2001	7666 NE HIGH SCHOOL RD			0	0		0	0	11.19	910	0	R-0.4
4142-000-016-0003	7666 NE HIGH SCHOOL RD			0	0		0	0	6.44	910	0	R-0.4
262502-2-138-2006	7666 NE HIGH SCHOOL RD			0	0		0	0	0.81	990	0	GATE
232502-3-090-2003	7666 NE HIGH SCHOOL RD			0	0		0	0	0		0	R-8
232502-3-091-2002	7666 NE HIGH SCHOOL RD			0	0		0	0	0		0	R-8